

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-45
Date Filed: 4-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **705 Pershing Avenue, S.E.**, be changed from the R-4 (Single-family residential) District to the R-4A (Single-family residential) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lots 24 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Thursday, April 06, 2006

705 Pershing Avenue

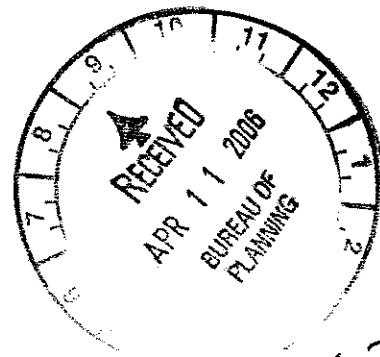
Legal description:

All that tract or parcel of land lying and being in Land Lot 24 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 2" open top pipe found at the intersection of the easterly 40' R/W of Morley Avenue with the Northerly 50' R/W of Pershing Avenue said pipe being at the POINT OF BEGINNING. From this POINT OF BEGINNING, thence; S00 04 35E 49.72' to a 1 ½" open top pipe at the northwest corner of lot 1 of the 705 Pershing Avenue Subdivision, thence; S89 06 32E 201.74' along the southerly 50' R/W of Pershing Avenue to a ½" rebar found at the northeast corner of lot 4, thence; leaving the R/W of Pershing Avenue S13 52 37W 275.77' to a ½" rebar found. Thence; N88 52 23 W 140.95' to a 1/4" rebar found, Thence, N01 08 28E 268.14' to the 1 ½" open top pipe found at the northwest corner of lot 1. This parcel contains 1.056 acres, or 46,001 square feet, as shown on a plat of survey of a plat entitled "Subdivision of the Property at 705 Pershing Avenue" by Warren S. Griffin, Ga RLS#2757.

Warren S. Griffin, Ga RLS#2757

Warren S. Griffin
Signature



2-06-45